

*** METES AND BOUNDS DESCRIPTION *
TRACT I**

BEING a 0.9989 acre tract of land located in the J. Minnett Survey, Abstract No. 548, City of Burleson, Johnson County, Texas, said 0.9989 acre tract of land being a portion of the remainder of a called 61.164 acre tract of land conveyed to **WILSHIRE 174 JOINT VENTURE**, by deed thereof filed for record in Volume 2433, Page 135, Deed Records, Johnson County, Texas (D.R.J.C.T.), said 0.9989 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) on a north property line of the said 61.164 acre tract, same being the southeast right-of-way line of Southwest Wilshire Boulevard (being a variable width public right-of-way also known as State Highway No. 174), said iron rod set also being North 35°10'23" East, a distance of 395.12 feet from a 1/2 inch iron rod with a cap stamped "HALFF" found (Controlling Monument) at the most northerly property corner of a called 2.956 acre tract of land conveyed to the City of Burleson, by deed thereof filed for record in Johnson County Clerk's Instrument No. 2019-34548, Official Public Records, Johnson County, Texas;

THENCE North 35°10'23" East, along the said property line and the said right-of-way line, a distance of 145.22 feet to a 1/2 inch iron rod found (Controlling Monument);

THENCE South 54°53'39" East, departing the said property line, over and across the said 61.164 acre tract, at a distance of 9.53 feet passing the west lot corner of Lot 3, Block 1, Wilshire 174 Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 9, Page 399, Plat Records, Johnson County, Texas, and continuing along the southwest lot line of said Lot 3, in all a total distance of 299.53 feet to an iron rod set at the south lot corner of said Lot 3, same being on the northwest lot line of Lot 8, Block A, Wilshire West Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 11, Page 859, P.R.J.C.T.;

THENCE South 35°06'21" West, along the said northwest lot line of Lot 8, a distance of 145.22 feet to an iron rod set at the most westerly northwest lot corner of said Lot 8;

THENCE North 54°53'39" West, departing the said lot line, over and across the said 61.164 acre tract, a distance of 299.70 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.9989 acres (43,511 square feet)** of land, more or less.

*** METES AND BOUNDS DESCRIPTION *
TRACT II**

BEING a 9.9996 acre tract of land located in the J. Minnett Survey, Abstract No. 548, City of Burleson, Johnson County, Texas, said 9.9996 acre tract of land being a portion of the remainder of a called 61.164 acre tract of land conveyed to **WILSHIRE 174 JOINT VENTURE**, by deed thereof filed for record in Volume 2433, Page 135, Deed Records, Johnson County, Texas (D.R.J.C.T.), said 9.9996 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "HALFF" found (Controlling Monument) on a northwest property line of the said 61.164 acre tract, same being at the most northerly property corner of a called 2.956 acre tract of land conveyed to the City of Burleson, by deed thereof filed for record in Johnson County Clerk's Instrument No. 2019-34548, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.), said iron rod found also being on the southeast right-of-way line of Southwest Wilshire Boulevard (being a variable width public right-of-way also known as State Highway No. 174);

THENCE North 35°10'23" East, along the said northwest property line and the said southeast right-of-way line, a distance of 395.12 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set);

THENCE South 54°53'39" East, departing the said property line and the said right-of-way line, over and across the said 61.164 acre tract, a distance of 299.70 feet to an iron rod set at the most westerly northwest lot corner of Lot 8, Block A, Wilshire West Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 11, Page 859, Plat Records, Johnson County, Texas;

THENCE South 44°56'24" East, along a westerly lot line of said Lot 8, a distance of 608.93 feet to an iron rod set;

THENCE South 45°03'36" West, continuing along the said lot line, at a distance of 130.97 feet passing a southwest lot corner of said Lot 8, and continuing over and across the said 61.164 acre tract, in all a total distance of 512.21 feet to an iron rod set on the east property line of the aforementioned 2.956 acre tract;

THENCE along the easterly and northeast property lines of the said 2.956 acre tract (said property line being the existing easterly and northeast right-of-way line of Southwest Hulen Street - being a variable width public right-of-way) the following courses and distances:

North 45°41'10" West, a distance of 409.79 feet to a 1/2 inch iron rod with a cap stamped "HALFF" found (Controlling Monument);

North 40°54'15" West, a distance of 180.61 feet to a 1/2 inch iron rod with a cap stamped "HALFF" found (Controlling Monument);

North 45°41'00" West, a distance of 166.54 feet to a 1/2 inch iron rod with a cap stamped "HALFF" found (Controlling Monument) at the beginning of a non-tangent curve to the right having a radius of 80.00 feet;

With said curve to the right, an arc length of 112.60 feet, and across a chord which bears North 05°23'01" West, a chord length of 103.53 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **9.9996 acres (435,581 square feet)** of land, more or less.

*** METES AND BOUNDS DESCRIPTION *
TRACT III**

BEING a 2.6555 acre tract of land located in the J. Minnett Survey, Abstract No. 548, City of Burleson, Johnson County, Texas, said 2.6555 acre tract of land being a portion of the remainder of a called 61.164 acre tract of land conveyed to **WILSHIRE 174 JOINT VENTURE**, by deed thereof filed for record in Volume 2433, Page 135, Deed Records, Johnson County, Texas (D.R.J.C.T.), said 2.6555 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "HALFF" found (Controlling Monument) at the most southerly southeast property corner of a called 2.956 acre tract of land conveyed to the City of Burleson, by deed thereof filed for record in Johnson County Clerk's Instrument No. 2019-34548, Official Public Records, Johnson County, Texas, said iron rod found also being at the beginning of a non-tangent curve to the right having a radius of 940.00 feet;

THENCE along the northeast property line of the said 2.956 acre tract (said northeast property line being the existing northeast right-of-way line of Southwest Hulen Street - being a variable width public right-of-way), with said curve to the right, an arc length of 29.22 feet, and across a chord which bears North 46°43'21" West, a chord length of 29.22 feet to a 5/8 inch iron rod with a cap stamped "Spooners 5922" set (hereinafter referred to as an iron rod set);

THENCE North 45°41'10" West, continuing along the said right-of-way line, a distance of 276.33 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the west property corner of the herein described, from which a 1/2 inch iron rod with a cap stamped "HALFF" found (Controlling Monument) at an angle point in the said right-of-way line bears North 45°41'10" West, a distance of 409.79 feet;

THENCE North 45°03'36" East, departing the said right-of-way line, over and across the said 61.164 acre tract, a distance of 381.24 feet to an iron rod set at a southwest lot corner of Lot 8, Block A, Wilshire West Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 11, Page 859, Plat Records, Johnson County, Texas;

THENCE South 44°49'39" East, along the most southerly southwest lot line of said Lot 8, at a distance of 275.00 feet passing the most southerly lot corner of said Lot 8, and continuing over and across the said 61.164 acre tract, in all a total distance of 305.00 feet to an iron rod set;

THENCE South 44°58'57" West, continuing over and across the said 61.164 acre tract, a distance of 376.14 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **2.6555 acres (115,673 square feet)** of land, more or less.

*** GENERAL NOTES ***

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at 0.0 using a combined scale factor of 1.000115878. All areas shown hereon are calculated based on surface measurements.
- This survey was prepared without the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48251C0065; map revised December 4, 2012, for Johnson County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- Underground utilities were not shown as a part of this Boundary Survey. No attempt has been made as a part of this Survey to confirm, obtain or show data concerning the depth or condition of any utility or municipal/public service facility. Subsurface and environmental conditions were not examined or considered as a part of this Survey. No statement is made concerning the existence of underground or overhead containers or facilities, which may affect the use or development of the subject tract of land. Where additional or more detailed underground utility information is required, the client is hereby advised that excavation may be necessary.
- As requested by the Client, improvements, growths, or other substantial features, which may affect the use or development of the subject tract of land were not shown as a part of this Boundary Survey.
- The term "Certify" or "Certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied; and is addressed exclusively to the parties named hereon.

*** SURVEYOR'S STATEMENT ***

To: Wilshire 174 Joint Venture:

I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that to the best of my knowledge, information and belief that this substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1A, Condition II, Land Title Survey.

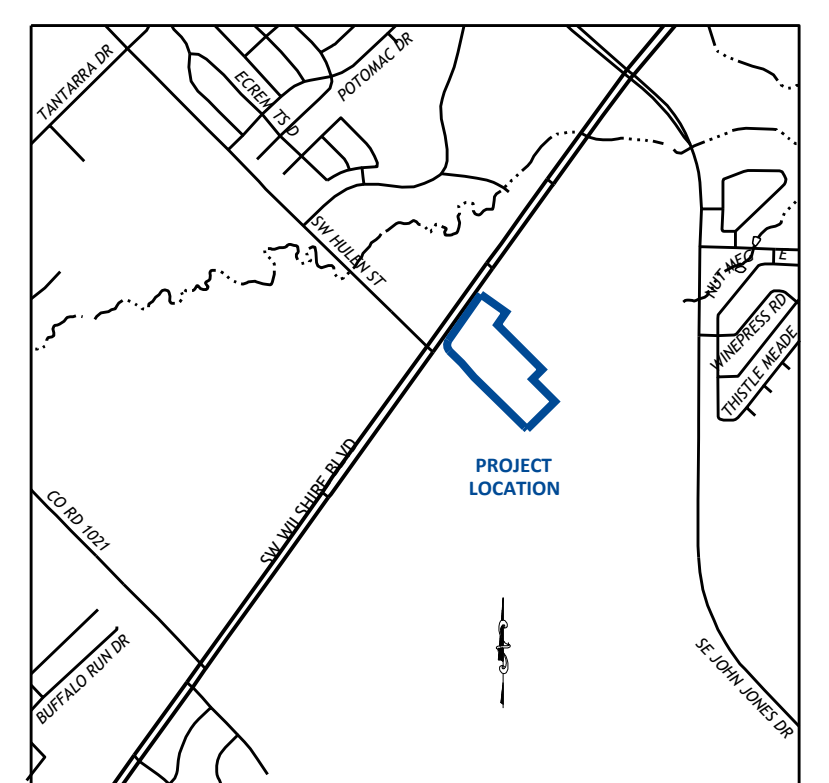
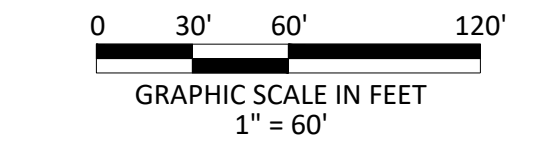
Surveyed on the ground January 19, 2023.

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
February 1, 2023

Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922
TBPLS Firm No. 10054900

*** LEGEND ***

- CIRS 5/8" IRON ROD WITH CAP SET STAMPED "SPOONER 5922"
- CIRF IRON ROD WITH CAP FOUND
- IRF IRON ROD FOUND
- (CM) (CONTROLLING MONUMENT)
- P.R.J.C.T. PLAT RECORDS JOHNSON COUNTY, TEXAS
- O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
- P.R.J.C.T. PLAT RECORDS JOHNSON COUNTY, TEXAS
- ESMT. EASEMENT
- EX. EXISTING
- EXISTING EASEMENT LINE
- SUBJECT PROPERTY LINE



BOUNDARY SURVEY OF

A TRACT OF LAND LOCATED IN THE J. MINNETT SURVEY, ABSTRACT NO. 548, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 61.164 ACRE TRACT OF LAND CONVEYED TO WILSHIRE 174 JOINT VENTURE, BY DEED THEREOF FILED FOR RECORD IN VOLUME 2433, PAGE 135, DEED RECORDS, JOHNSON COUNTY, TEXAS.



PREPARED FOR

DATE: 02/01/2023

S&A JOB NO. 22196

SCALE: 1" = 60'

DRAWN BY: C. REEDER

CHECKED BY: E. SPOONER

REVISIONS:

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SHEET 1 OF 1